

March 6, 1981

Building
Permits

P-22 No. 8

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C 3150-7 U

BUILDING PERMITS IN 200 LARGEST CITIES
SLOW AFTER HITTING AN ELEVEN-MONTH HIGH

NEW YORK, March 6, 1981 -- Dun & Bradstreet reports that building permits in the nation's 200 largest cities subsided in August, after reaching an eleven-month high a month earlier. Permit activity in August was down 12.7 per cent, to \$2,580,497,908 from \$2,954,515,163 in July. Permits also showed a 13.6 per cent decline from a rather accelerated year-ago pace of \$2,986,549,135.

Plans filed by builders in New York fell 45.6 per cent in August to \$59,669,497 from July's level of \$109,611,517. Plans were likewise off some 46.4 per cent from their August 1979 mark of \$111,297,060.

Although permit transactions in the 199 cities outside New York slowed 11.4 per cent in August, going from \$2,844,903,646 (one month earlier) to \$2,520,828,411, this nonetheless represented the second best performance for the 199 cities in ten months. Moreover, despite a month-to-month decrease for the 199 cities as a whole, several of the 199 did register sizeable individual gains (over July levels). Among them were Dallas, Seattle, Philadelphia, Detroit, Birmingham, Louisville, Minneapolis, and Boston. It should be noted, however, that the 199 cities (together) registered a 12.3 per cent decline in permits during August in comparison with a rather high year-earlier level of \$2,875,252,075.

Valuations in the full 200 cities reached \$20,080,656,173 for the first eight months of 1980. This was 2.4 per cent more than the \$19,610,685,128 recorded during the like period in 1979. The actual number of individual cities marking increases (in eight-month cumulative dollar amounts) was almost equal to the number marking decreases.

2. AUGUST BUILDING-- PERMIT VALUES

MONTHLY TOTAL OF BUILDING PERMITS IN 200 LARGEST CITIES

	1980	1979	1978	1977
January.....	\$ 2,239,448,528	\$ 1,746,778,126	\$ 1,555,200,317	\$ 1,155,317,475
February.....	2,425,794,216	1,717,789,184	1,566,122,444	1,346,506,159
March.....	2,652,435,406	2,476,939,618	2,181,040,038	1,831,077,441
April.....	2,456,791,560	2,451,179,009	1,970,502,609	1,670,684,353
May.....	2,315,891,724	2,777,967,467	2,184,409,484	1,848,109,958
June.....	2,455,281,668	2,773,160,539	3,175,380,926	2,112,508,861
July.....	2,954,515,163	2,680,322,050	2,374,622,719	1,786,583,619
August.....	2,580,497,908	2,986,549,135	2,096,290,105	1,983,733,131
September...		2,825,024,489	2,197,718,509	1,720,913,053
October.....		2,899,533,662	2,305,383,414	1,802,807,510
November....		2,495,786,359	2,050,242,106	1,827,177,094
December....		2,184,572,996	1,809,134,416	1,908,713,368
TOTAL		\$30,015,602,634	\$25,466,047,087	\$20,994,132,022

R - Revised

Of the 200 cities included in this series the twenty-five with the largest building permit values for the first eight months of 1980 were:

	(Millions of Dollars)	
	Eight Months 1980	%change Eight Months 1979
1. Houston, Texas.....	1497.7	- 4.1
2. Los Angeles, California.....	1284.9	+ 18.2
3. New York, New York.....	791.4	+ 29.9
4. Dallas, Texas.....	649.1	- 2.0
5. Philadelphia, Pennsylvania.....	493.1	+ 196.8
6. Chicago, Illinois.....	491.6	- 5.1
7. Phoenix, Arizona.....	432.7	- 8.6
8. San Diego, California.....	384.8	- 2.9
9. Honolulu, Hawaii.....	381.7	+ 15.3
10. San Francisco, California.....	370.3	+ 15.3
11. Atlanta, Georgia.....	361.5	+ 5.2
12. Seattle, Washington.....	355.0	+ 1.6
13. Austin, Texas.....	330.9	+ 12.5
14. Washington, D.C.....	301.1	+ 64.9
15. San Jose, California.....	271.0	- 15.2
16. San Antonio, Texas.....	247.7	+ 5.9
17. Tulsa, Oklahoma.....	237.7	+ 33.3
18. Memphis, Tennessee.....	237.1	+ 86.6
19. Indianapolis, Indiana.....	235.6	+ 7.1
20. Detroit, Michigan.....	229.9	+ 85.6
21. Columbus, Ohio.....	223.5	- 13.6
22. Baltimore, Maryland.....	207.4	+ 94.3
23. Jacksonville, Florida.....	184.9	+ 22.5
24. Oklahoma City, Oklahoma.....	13.8	- 16.4
25. Fort Worth, Texas.....	178.2	- 20.7

THE FOLLOWING TABLE GIVES MONTHLY BUILDING PERMIT VALUES FOR THE 200 LARGEST CITIES BY POPULATION AS RECORDED IN THE 1970 CENSUS. THE FIGURES REPRESENT ESTIMATED BUILDING COSTS UNDER PERMITS ISSUED TO PROSPECTIVE BUILDERS WITHIN THE CORPORATE LIMITS FOR THE CITIES ENUMERATED. THEY INCLUDE NEW RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS, AS WELL AS ADDITIONS, ALTERATIONS AND REPAIRS. LAND COSTS ARE NOT INCLUDED. THE DATA ARE COMPILED FROM REPORTS FURNISHED TO DUN & BRADSTREET BY THE BUILDING DEPARTMENTS OF THE VARIOUS CITIES.

RANK BY SIZE		AUGUST 1980	EIGHT MONTHS 1980	EIGHT MONTHS 1979	RANK BY SIZE		AUGUST 1980	EIGHT MONTHS 1980	EIGHT MONTHS 1979
1.	NEW YORK, NEW YORK*				101.	HUNTSVILLE, ALABAMA.....	5,530,998	55,375,038	45,624,876
	MANHATTAN.....	35,961,999	477,132,436	288,331,295	102.	NEW HAVEN, CONNECTICUT.....	5,234,031	52,721,369	44,064,945
	BROOKLYN.....	2,222,160	37,368,510	73,059,133	103.	COLORADO SPRINGS, COLORADO.....	18,007,494	132,846,576	142,145,489
	BROOKLYN.....	8,916,700	126,149,603	101,783,980	104.	TORRANCE, CALIFORNIA.....	5,629,070	53,240,690	28,598,455
	QUEENS.....	11,899,838	96,408,485	68,884,058	105.	MONTGOMERY, ALABAMA.....	4,843,100	54,515,100	72,998,900
	RICHMOND.....	668,800	54,346,647	77,230,765	106.	WINSTON-SALEM, NO. CAR.....	6,864,320	40,824,901	41,949,950
	TOTAL NEW YORK CITY....	59,669,497	791,405,681	609,289,231	107.	GLENDAL, CALIFORNIA.....	9,809,133	48,231,481	70,418,773
2.	CHICAGO, ILLINOIS.....	47,036,707	491,593,884	517,833,127	108.	LITTLE ROCK, ARKANSAS.....	6,048,088	63,708,213	90,681,475
3.	LOS ANGELES, CALIFORNIA.....	120,206,297	1,284,891,881	1,087,158,253	109.	LANSING, MICHIGAN.....	4,543,484	16,682,414	45,648,560
4.	PHILADELPHIA, PENNSYLVANIA.....	78,247,904	493,114,527	166,148,585	110.	ERIE, PENNSYLVANIA.....	6,177,740	9,603,788	17,766,269
5.	DETROIT, MICHIGAN.....	38,791,958	229,877,195	123,873,588	111.	AMARILLO, TEXAS.....	3,750,997	80,553,203	54,110,781
6.	ST. LOUIS, MISSOURI.....	208,012,385	1,497,677,215	1,561,295,280	112.	PEORIA, ILLINOIS.....	1,302,100	25,123,451	36,264,874
7.	BALTIMORE, MARYLAND.....	7,254,122	207,444,625	106,749,182	113.	LAS VEGAS, NEVADA.....	23,442,759	134,838,237	166,232,147
8.	DALLAS, TEXAS.....	94,290,836	649,182,556	662,629,876	114.	SOUTH BEND, INDIANA.....	5,607,742	53,231,332	32,853,638
9.	WASHINGTON, D.C.....	46,363,896	301,091,602	182,592,221	115.	TOPEKA, KANSAS.....	7,433,370	36,543,048	36,545,151
10.	CLEVELAND, OHIO.....	2,909,041	62,788,472	69,508,513	116.	GARDEN GROVE, CALIFORNIA.....	1,092,612	18,806,184	36,701,923
11.	INDIANAPOLIS, INDIANA.....	41,372,960	235,624,248	220,019,894	117.	MACON, GEORGIA.....	8,635,675	41,484,513	40,690,165
12.	MILWAUKEE, WISCONSIN.....	16,397,812	107,364,721	102,327,421	118.	RALEIGH, NORTH CAROLINA.....	12,484,201	101,311,884	88,973,602
13.	SAN FRANCISCO, CALIFORNIA.....	59,453,177	370,285,027	321,195,801	119.	RAPTOWN, VIRGINIA.....	2,634,031	18,966,677	32,588,171
14.	SAN DIEGO, CALIFORNIA.....	22,189,216	384,775,411	396,375,334	120.	SPRINGFIELD, MISSOURI.....	5,225,464	30,461,398	64,609,567
15.	SAN ANTONIO, TEXAS.....	32,638,806	247,654,755	233,917,392	121.	CHATTANOOGA, TENNESSEE.....	8,136,823	61,449,972	48,691,115
16.	BOSTON, MASSACHUSETTS.....	22,845,000	170,164,900	254,032,237	122.	SAVANNAH, GEORGIA.....	2,756,430	26,166,024	28,340,720
17.	MEMPHIS, TENNESSEE.....	15,772,887	237,091,933	127,056,718	123.	BERKELEY, CALIFORNIA.....	1,988,782	24,532,198	21,424,316
18.	ST. LOUIS, MISSOURI.....	8,262,412	97,312,454	66,967,633	124.	HUNTINGTON BEACH, CAL.....	2,583,812	38,556,223	54,962,239
19.	NEW ORLEANS, LOUISIANA.....	10,690,212	125,630,675	212,813,802	125.	BEAUMONT, TEXAS.....	8,884,901	89,156,151	55,415,311
20.	PHOENIX, ARIZONA.....	15,303,088	432,701,546	473,395,393	126.	ALBANY, NEW YORK.....	1,610,883	15,333,406	15,142,391
21.	COLUMBUS, OHIO.....	59,122,814	223,465,182	258,739,680	127.	COLUMBIA, SOUTH CAROLINA.....	1,082,903	32,375,209	12,285,830
22.	SEATTLE, WASHINGTON.....	79,389,108	355,027,501	349,452,845	128.	PASADENA, CALIFORNIA.....	6,036,653	57,093,237	51,108,227
23.	KANSAS CITY, MISSOURI.....	22,097,179	184,894,125	150,947,944	129.	ELIZABETH, NEW JERSEY.....	378,502	8,593,699	5,844,439
24.	PITTSBURGH, PENNSYLVANIA.....	6,092,712	113,388,499	91,152,545	130.	INDEPENDENCE, MISSOURI.....	1,618,256	17,779,078	22,712,106
25.	DENVER, COLORADO.....	19,478,583	177,099,990	253,450,765	131.	PORTSMOUTH, VIRGINIA.....	2,002,407	11,902,449	17,069,649
26.	KANSAS CITY, MISSOURI.....	18,769,007	111,057,817	124,596,389	132.	ALEXANDRIA, VIRGINIA.....	3,603,571	70,156,951	64,418,860
27.	ATLANTA, GEORGIA.....	54,744,240	361,514,054	343,574,869	133.	CEDAR RAPIDS, IOWA.....	6,389,037	24,426,169	47,739,652
28.	BUFFALO, NEW YORK.....	1,310,719	22,222,546	22,674,570	134.	LIVONIA, MICHIGAN.....	4,781,000	26,149,521	31,378,507
29.	CINCINNATI, OHIO.....	22,999,648	136,183,641	107,236,418	135.	CANTON, OHIO.....	931,670	29,804,683	23,215,716
30.	NASHVILLE, TENNESSEE.....	33,874,154	145,202,639	188,376,189	136.	ALLENSTOWN, PENNSYLVANIA.....	1,119,784	20,121,393	15,393,995
31.	SAN JOSE, CALIFORNIA.....	46,635,050	270,982,749	319,648,132	137.	STAMFORD, CONNECTICUT.....	2,805,133	37,982,592	139,439,663
32.	MINNEAPOLIS, MINNESOTA.....	28,809,335	156,626,187	167,196,029	138.	LEXINGTON, KENTUCKY.....	8,281,364	81,016,828	96,354,578
33.	FORT WORTH, TEXAS.....	16,808,742	178,218,926	224,737,936	139.	WATERBURY, CONNECTICUT.....	1,277,055	19,065,158	9,376,964
34.	TOLEDO, OHIO.....	10,030,111	69,100,719	67,141,359	140.	RANDOLPH, INDIANA.....	1,678,702	9,751,627	26,750,230
35.	PORTLAND, OREGON.....	12,657,165	162,548,455	169,582,996	141.	STOCKTON, CALIFORNIA.....	10,103,441	80,472,165	110,409,569
36.	NEWARK, NEW JERSEY.....	1,733,625	29,564,004	16,935,734	142.	HOLLYWOOD, FLORIDA.....	1,675,070	86,875,723	62,673,684
37.	OKLAHOMA CITY, OKLAHOMA.....	34,808,048	183,813,664	219,853,600	143.	TRENTON, NEW JERSEY.....	759,009	5,323,412	4,462,684
38.	OAKLAND, CALIFORNIA.....	12,225,553	91,811,409	76,431,610	144.	SAN BERNARDINO, CALIFORNIA.....	7,060,742	48,541,589	47,955,272
39.	LOUISVILLE, KENTUCKY.....	33,944,332	63,720,697	24,979,275	145.	DEARBORN, MICHIGAN.....	3,123,100	24,743,051	85,952,021
40.	LONG BEACH, CALIFORNIA.....	9,466,840	92,937,411	76,101,611	146.	SCRANTON, PENNSYLVANIA.....	511,501	11,203,119	5,504,643
41.	OMAHA, NEBRASKA.....	13,217,799	60,652,318	88,699,139	147.	CAMDEN, NEW JERSEY.....	243,545	2,305,738	2,583,519
42.	MIAMI, FLORIDA.....	16,256,306	124,668,156	100,677,119	148.	HIALEAH, FLORIDA.....	5,378,273	24,611,035	33,407,068
43.	TULSA, OKLAHOMA.....	41,790,574	237,671,302	178,239,052	149.	NEW BEDFORD, MASSACHUSETTS.....	330,300	6,410,105	7,560,627
44.	HONOLULU, HAWAII.....	51,263,702	381,664,167	331,014,273	150.	FREMONT, CALIFORNIA.....	4,930,400	70,366,100	121,201,900
45.	EL PASO, TEXAS.....	15,592,084	136,611,348	167,141,359	151.	DULUTH, MINNESOTA.....	2,287,526	31,237,301	18,443,681
46.	ST. PAUL, MINNESOTA.....	5,657,560	91,006,986	102,703,456	152.	CAMBRIDGE, MASSACHUSETTS.....	1,665,760	16,652,053	25,359,229
47.	PORTLAND, OREGON.....	2,970,963	39,564,134	51,692,417	153.	PARMA, OHIO.....	688,275	11,469,830	20,684,520
48.	BIRMINGHAM, ALABAMA.....	35,488,954	146,148,503	80,386,947	154.	ANN ARBOR, MICHIGAN.....	2,092,478	26,293,661	22,439,953
49.	ROCHESTER, NEW YORK.....	3,403,420	52,973,112	28,256,232	155.	ORLANDO, FLORIDA.....	4,963,772	101,003,454	50,516,546
50.	TAMPA, FLORIDA.....	28,094,667	157,689,274	53,632,594	156.	DAVENPORT, IOWA.....	3,623,108	19,551,049	59,465,934
51.	WICHITA, KANSAS.....	13,452,910	95,985,235	128,312,785	157.	WICHITA FALLS, TEXAS.....	5,135,626	35,888,774	92,360,525
52.	AKRON, OHIO.....	6,114,778	45,185,608	35,205,566	158.	PUEBLO, COLORADO.....	1,056,605	9,781,698	27,440,212
53.	TUCSON, ARIZONA.....	16,892,424	97,072,209	145,074,389	159.	IRVING, TEXAS.....	16,640,544	124,916,304	56,914,037
54.	JERSEY CITY, NEW JERSEY.....	34,112,855	34,112,855	11,823,576	160.	FALL RIVER, MASSACHUSETTS.....	944,850	4,409,701	4,965,089
55.	SACRAMENTO, CALIFORNIA.....	12,000,230	103,367,811	200,138,498	161.	DURHAM, NORTH CAROLINA.....	7,477,065	35,276,643	35,884,580
56.	AUSTIN, TEXAS.....	3,774,265	32,883,315	294,089,841	162.	SUNNYVALE, CALIFORNIA.....	6,397,051	63,722,938	75,193,713
57.	RICHMOND, VIRGINIA.....	3,509,753	69,202,547	30,779,204	163.	WACO, TEXAS.....	3,087,883	43,772,288	65,092,370
58.	ALBUQUERQUE, NEW MEXICO.....	15,361,557	144,992,362	213,479,417	164.	RACINE, WISCONSIN.....	11,268,738	28,493,274	15,551,376
59.	DAYTON, OHIO.....	9,945,056	46,444,760	72,714,427	165.	LOWELL, MASSACHUSETTS.....	684,865	22,178,730	17,336,864
60.	CHARLOTTE, NORTH CAROLINA.....	18,932,438	133,947,404	97,205,008	166.	HAYWARD, CALIFORNIA.....	10,280,009	60,743,431	52,489,572
61.	ST. PETERSBURG, FLORIDA.....	4,442,820	66,082,337	56,243,868	167.	LAKEWOOD, COLORADO.....	6,974,739	64,424,347	50,082,936
62.	CORPUS CHRISTI, TEXAS.....	7,925,566	120,867,391	128,322,682	168.	ROANOKE, VIRGINIA.....	1,375,439	16,556,785	18,987,886
63.	YONKERS, NEW YORK.....	1,996,000	13,961,092	9,077,598	169.	SAGINAW, MICHIGAN.....	509,322	21,523,714	7,972,245
64.	DES MOINES, IOWA.....	13,215,248	60,430,934	72,268,933	170.	NORWALK, CALIFORNIA.....	856,190	5,148,710	4,909,670
65.	GRAND RAPIDS, MICHIGAN.....	1,879,325	68,535,229	45,667,387	171.	SPRINGFIELD, ILLINOIS.....	15,429,093	30,939,461	47,012,231
66.	SYRACUSE, NEW YORK.....	1,940,194	12,485,046	40,614,443	172.	UTICA, NEW YORK.....	3,636,650	10,931,913	7,095,322
67.	FLINT, MICHIGAN.....	14,905,921	38,350,828	33,635,981	173.	NEPTON, MASSACHUSETTS.....	1,669,868	9,957,965	8,258,704
68.	MOBILE, ALABAMA.....	8,319,008	99,884,291	70,111,299	174.	ARLINGTON, TEXAS.....	20,766,978	166,984,333	210,010,776
69.	SHREVEPORT, LOUISIANA.....	6,529,009	61,186,009	78,070,033	175.	DECATUR, ILLINOIS.....	2,089,510	15,700,456	22,463,315
70.	WARREN, MICHIGAN.....	286,065	2,754,486	5,738,445	176.	LYNN, MASSACHUSETTS.....	199,600	3,948,425	7,734,111
71.	PROVIDENCE, RHODE ISLAND.....	1,153,350	14,175,375	19,049,133	177.	INGLEWOOD, CALIFORNIA.....	4,762,757	25,098,055	14,228,304
72.	FORT WAYNE, INDIANA.....	12,452,972	98,372,170	46,432,690	178.	ABILENE, TEXAS.....	7,721,607	43,612,644	42,879,401
73.	WORCESTER, MASSACHUSETTS.....	5,516,178	19,752,426	10,072,070	179.	CHESAPEAKE, VIRGINIA.....	2,767,945	50,817,184	56,564,062
74.	SALT LAKE CITY, UTAH.....	10,545,546	64,726,668	99,981,740	180.	PASADENA, TEXAS.....	6,525,445	27,703,954	50,575,559
75.	GARY, INDIANA.....	591,067	10,682,890	12,952,225	181.	BROCKTON, MASSACHUSETTS.....	1,656,834	44,382,754	12,000,706
76.	KNOXVILLE, TENNESSEE.....	6,768,717	52,529,905	58,632,499	182.	BURBANK, CALIFORNIA.....	3,738,590	42,909,964	45,744,962
77.	NADISON, WISCONSIN.....	6,567,265	43,451,323	44,324,471	183.	SHERMANVILLE, MASSACHUSETTS.....	536,315	4,669,336	7,728,173
78.	VIRGINIA BEACH, VIRGINIA.....	25,009,717	156,827,000	175,660,339	184.	DORNEY, CALIFORNIA.....	1,556,812	14,878,893	18,333,018
79.	SPOKANE, WASHINGTON.....	6,532,925	69,137,063	108,577,161	185.	SANTA MONICA, CALIFORNIA.....	8,186,911	70,535,220	70,535,220
80.	KANSAS CITY, KANSAS.....	3,806,461	20,787,174	41,688,751	186.	ST. CLAIR SHORES, MICHIGAN.....	583,230	3,499,146	3,424,000
81.	ANAHEIM, CALIFORNIA.....	15,345,195	84,431,451	77,297,960	187.	QUINCY, MASSACHUSETTS.....	319,682	20,022,888	7,193,586
82.	FRESNO, CALIFORNIA.....	20,060,354	105,055,372	157,101,379	188.	GREEN BAY, WISCONSIN.....	4,225,715	19,293,442	47,142,781
83.	BATON ROUGE, LOUISIANA.....	10,640,246	97,628,119	110,254					